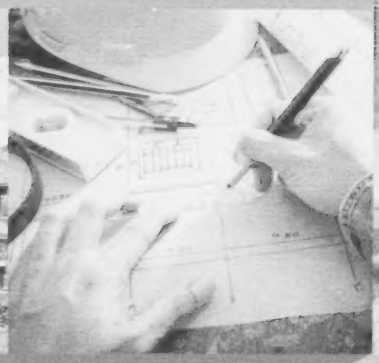
HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Ottawa[1]

Date Released: August 2017



Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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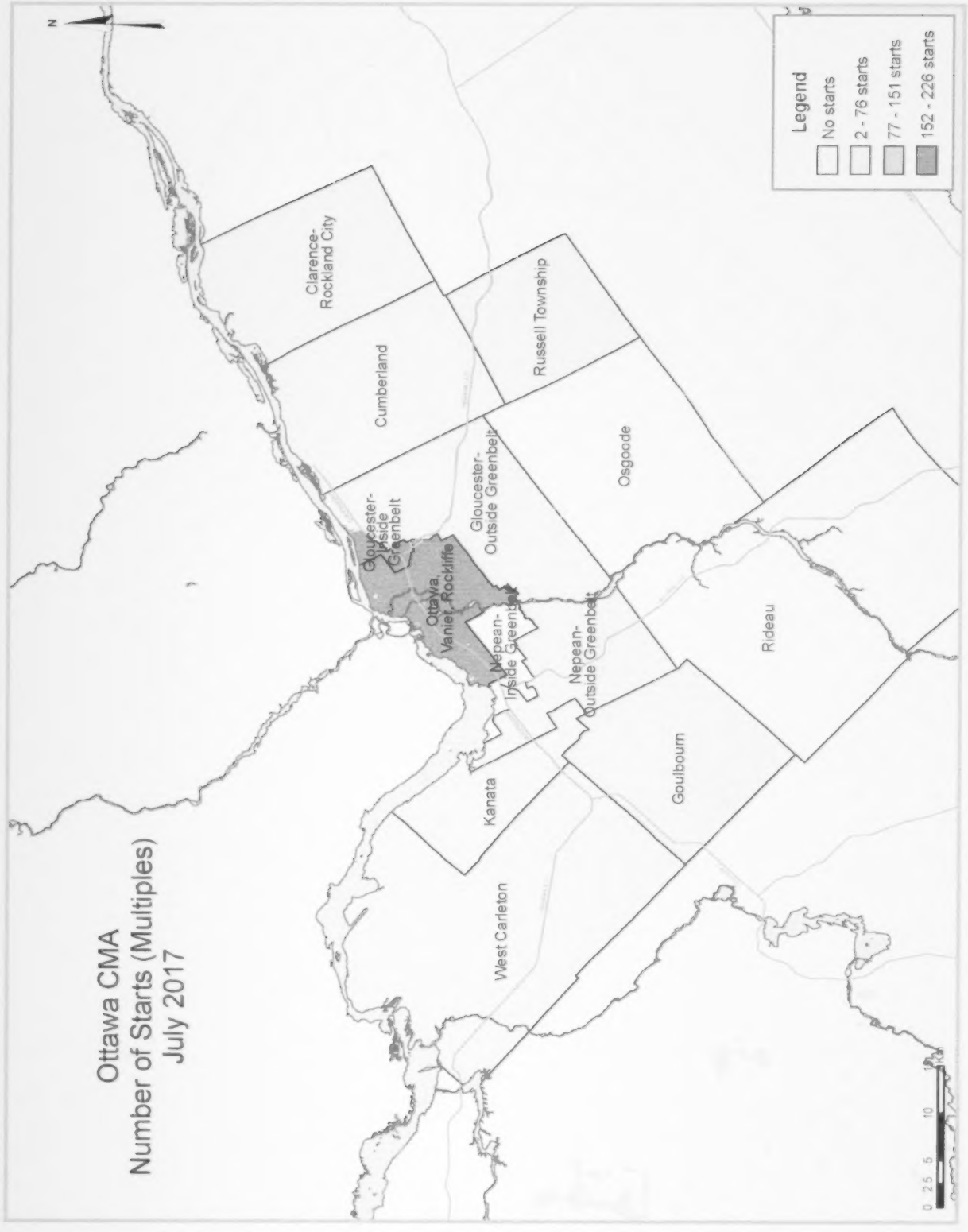
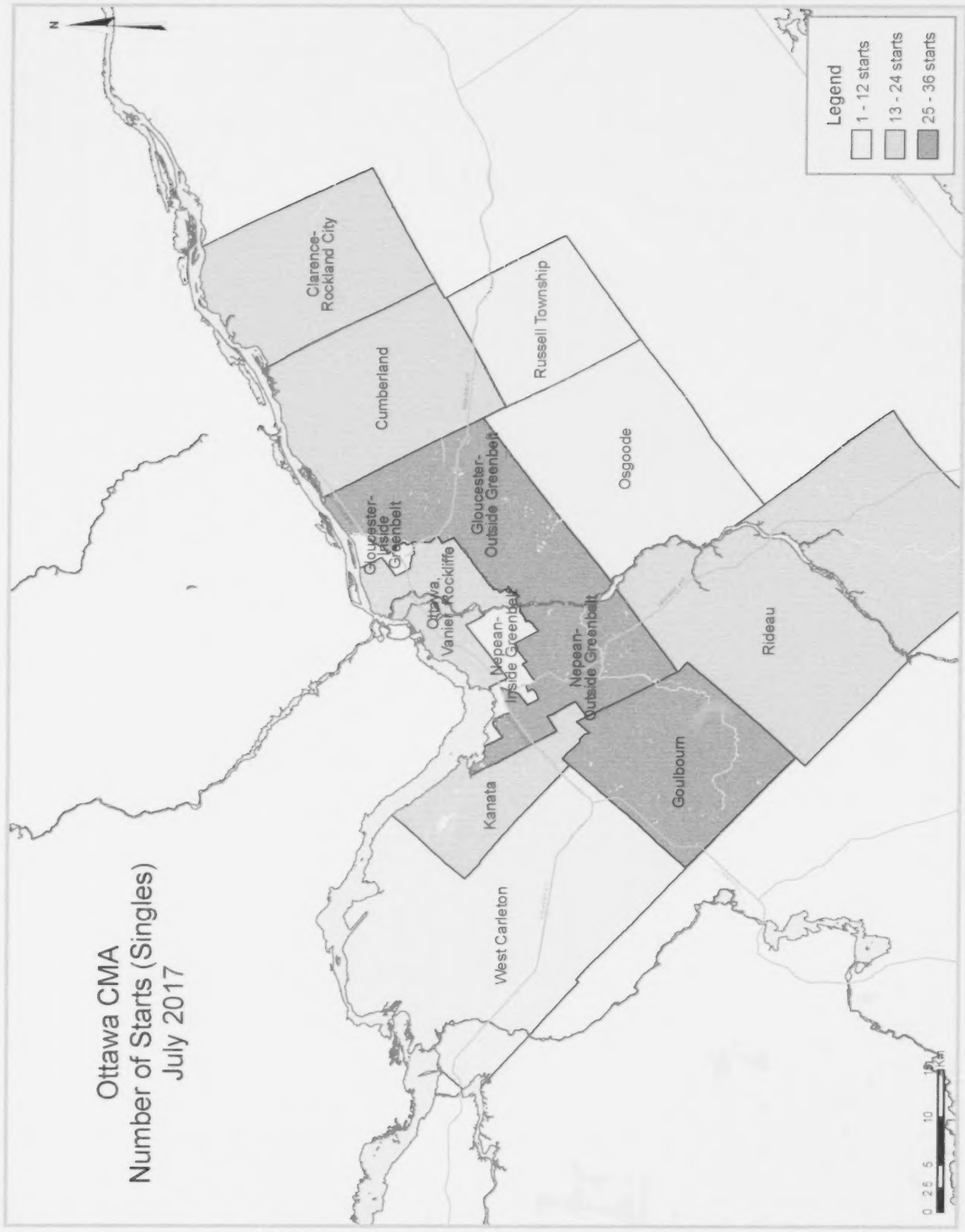
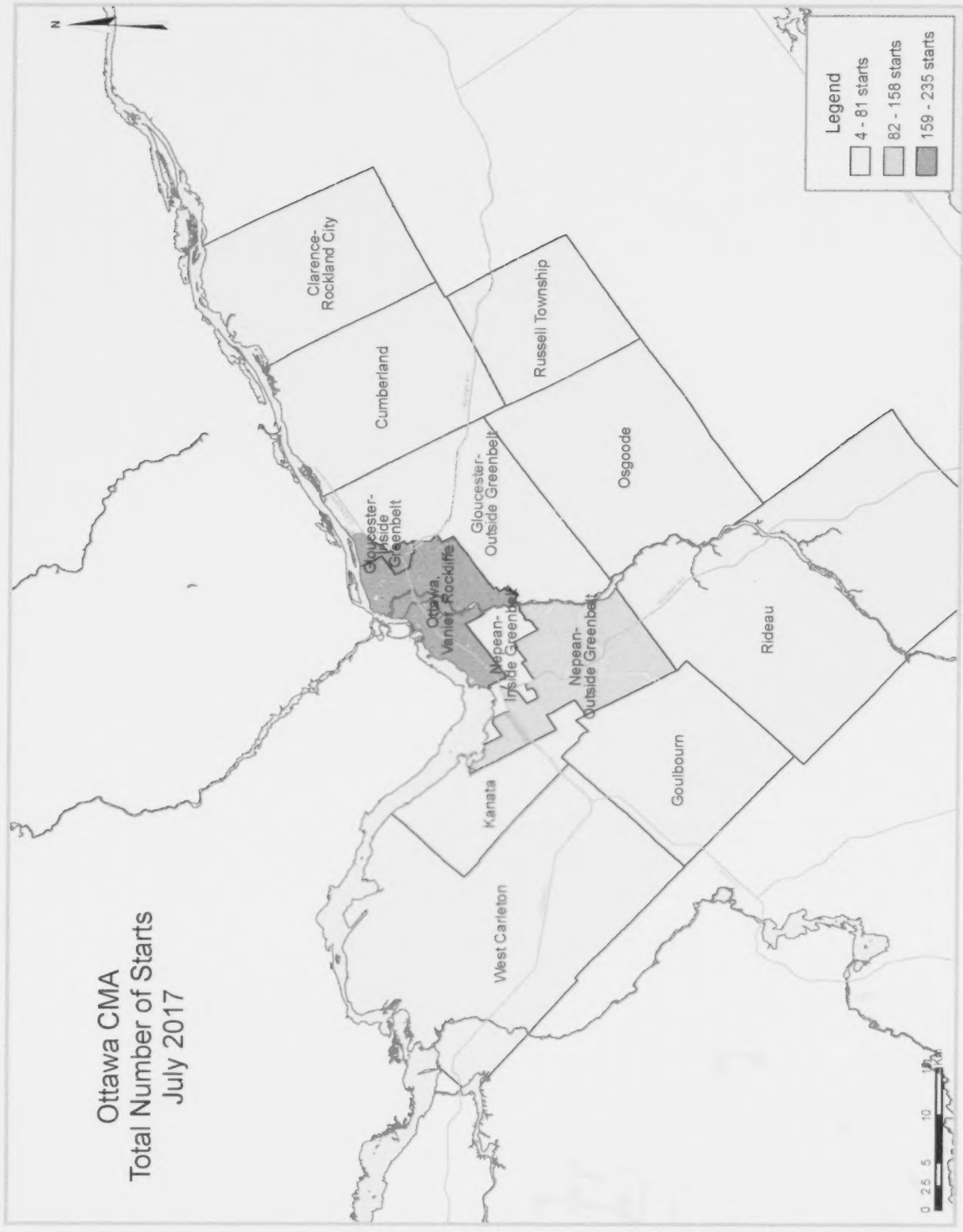
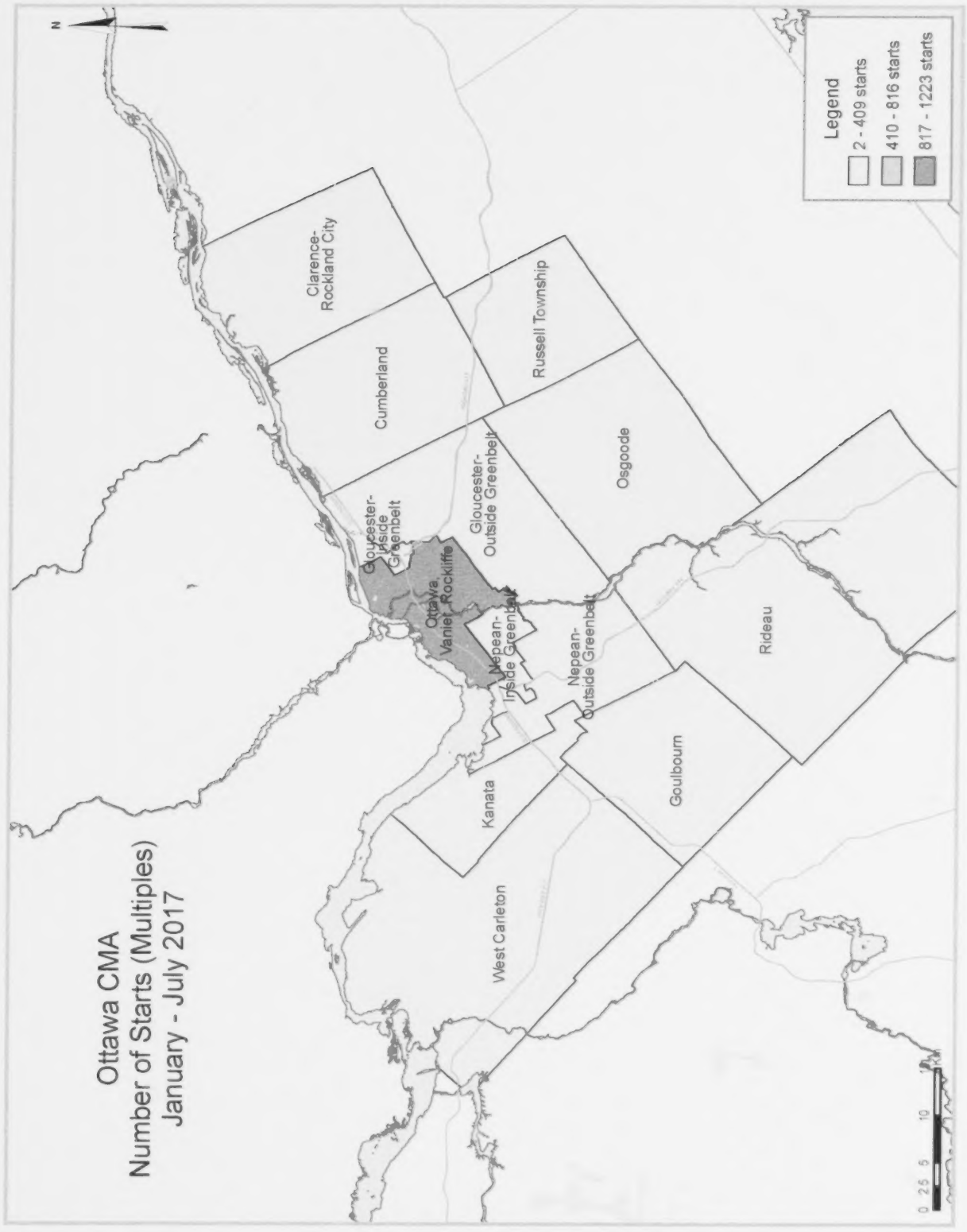
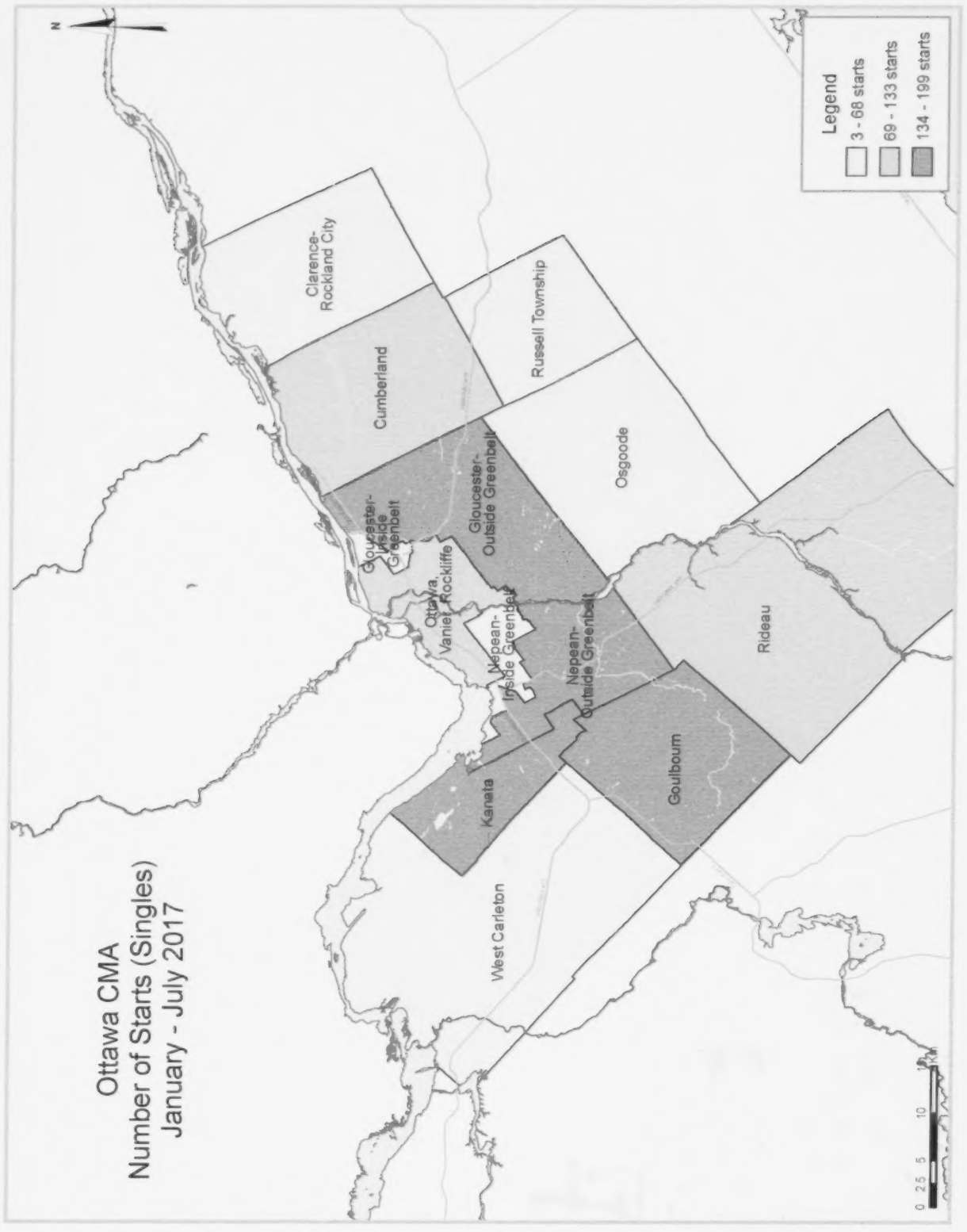
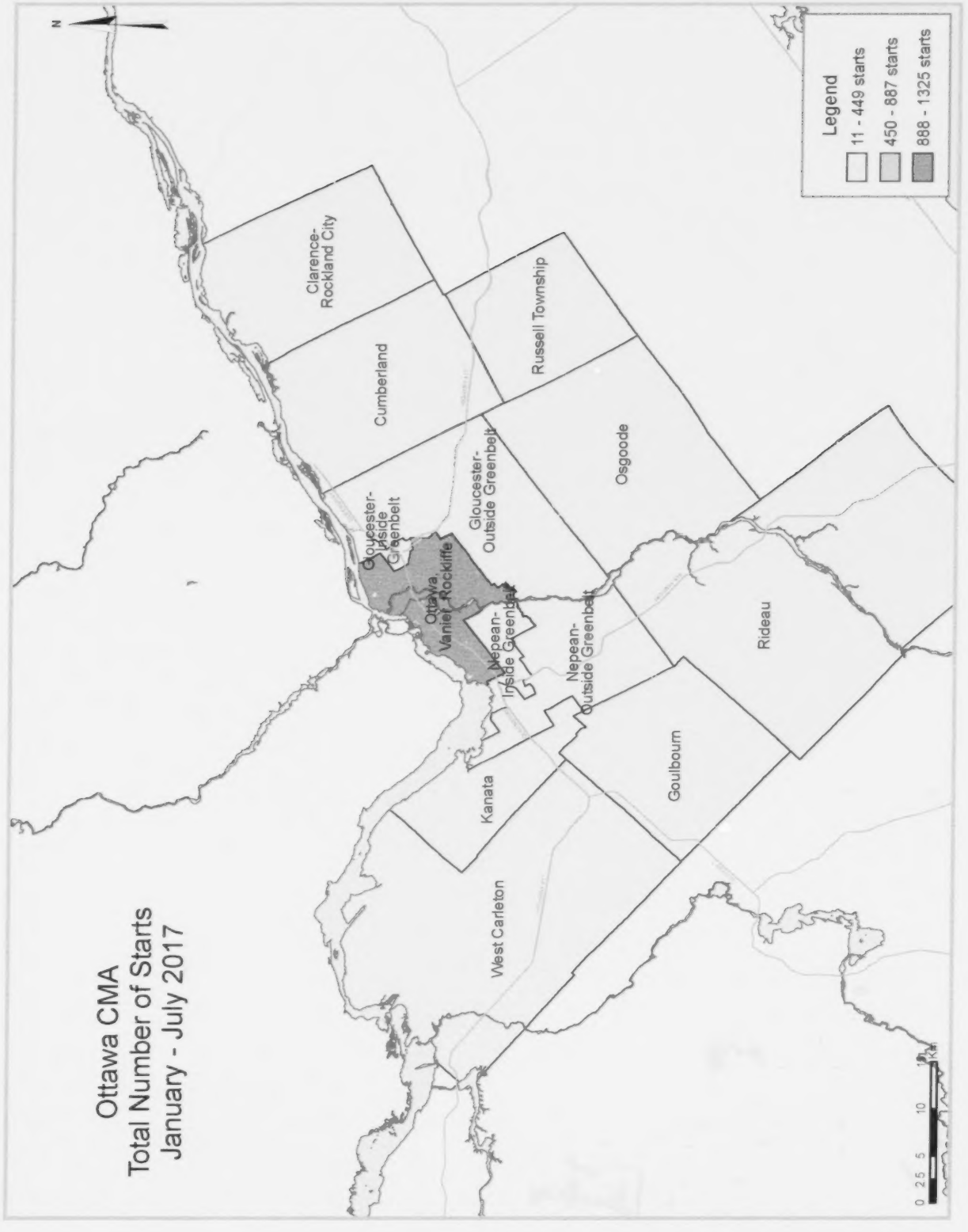

Ottawa CMA
Number of Starts (Multiples)
July 2017
Legend
No starts
2 - 76 starts
77 - 151 starts
152 - 226 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
0 2.5 5 10
Km


Ottawa CMA
Number of Starts (Singles)
July 2017
Legend
1 - 12 starts
13 - 24 starts
25 - 36 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10
Km


Ottawa CMA
Total Number of Starts
July 2017
N
Legend
4 - 81 starts
82 - 158 starts
159 - 235 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
Kanata
West Carleton
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Ottawa-Vanier-Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - July 2017
Legend
2 - 409 starts
410 - 816 starts
817 - 1223 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 KM


Ottawa CMA
Number of Starts (Singles)
January - July 2017
N
Legend
3 - 68 starts
69 - 133 starts
134 - 199 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 KM


Ottawa CMA
Total Number of Starts
January - July 2017
N
Legend
11 - 449 starts
450 - 887 starts
888 - 1325 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15
KM

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2017		
Ottawa CMA[1]	June 2017	July 2017
Trend[2]	6,589	6,796
SAAR	6,404	9,144
	July 2016	July 2017
Actual		
July - Single-Detached	160	214
July - Multiples	251	588
July - Total	411	802
January to July - Single-Detached	999	1,154
January to July - Multiples	1,581	2,719
January to July - Total	2,580	3,873

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2017	214	16	134	0	0	36	0	402	802
July 2016	160	28	132	0	8	45	3	35	411
% Change	33.8	-42.9	1.5	n/a	-100.0	-20.0	-100.0	**	95.1
Year-to-date 2017	1,154	112	851	0	0	753	7	996	3,873
Year-to-date 2016	999	102	833	0	32	389	61	164	2,580
% Change	15.5	9.8	2.2	n/a	-100.0	93.6	-88.5	**	50.1
UNDER CONSTRUCTION									
July 2017	1,286	158	1,258	0	8	1,882	51	1,571	6,214
July 2016	1,180	140	1,144	0	39	1,291	68	836	4,698
% Change	9.0	12.9	10.0	n/a	-79.5	45.8	-25.0	87.9	32.3
COMPLETIONS									
July 2017	209	27	150	0	12	99	22	15	534
July 2016	163	16	171	0	4	0	8	14	376
% Change	28.2	68.8	-12.3	n/a	200.0	n/a	175.0	7.1	42.0
Year-to-date 2017	1,159	117	949	0	34	269	82	337	2,947
Year-to-date 2016	1,129	76	875	0	8	572	19	120	2,799
% Change	2.7	53.9	8.5	n/a	**	-53.0	**	180.8	5.3
COMPLETED & NOT ABSORBED									
July 2017	108	25	142	0	9	425	n/a	n/a	709
July 2016	119	27	179	0	4	540	n/a	n/a	869
% Change	-9.2	-7.4	-20.7	n/a	125.0	-21.3	n/a	n/a	-18.4
ABSORBED									
July 2017	206	27	152	0	9	66	n/a	n/a	460
July 2016	159	20	159	0	4	31	n/a	n/a	373
% Change	29.6	35.0	-4.4	n/a	125.0	112.9	n/a	n/a	23.3
Year-to-date 2017	1,173	126	968	0	34	359	n/a	n/a	2,660
Year-to-date 2016	1,106	74	852	0	6	644	n/a	n/a	2,682
% Change	6.1	70.3	13.6	n/a	**	-44.3	n/a	n/a	-0.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
July 2017	186	12	130	0	0	24	0	402	754
July 2016	136	24	119	0	8	45	3	35	370
Ottawa, Vanier, Rockcliffe									
July 2017	17	6	24	0	0	12	0	176	235
July 2016	16	8	12	0	0	33	3	35	107
Nepean inside greenbelt									
July 2017	4	0	0	0	0	0	0	0	4
July 2016	4	0	0	0	0	0	0	0	4
Nepean outside greenbelt									
July 2017	26	4	55	0	0	0	0	0	85
July 2016	25	2	28	0	0	0	0	0	55
Gloucester inside greenbelt									
July 2017	1	0	0	0	0	0	0	226	227
July 2016	2	0	0	0	0	0	0	0	2
Gloucester outside greenbelt									
July 2017	30	0	4	0	0	0	0	0	34
July 2016	18	2	35	0	0	0	0	0	55
Kanata									
July 2017	15	0	43	0	0	0	0	0	58
July 2016	28	0	8	0	0	0	0	0	36
Cumberland									
July 2017	19	0	4	0	0	0	0	0	23
July 2016	27	6	25	0	8	0	0	0	66
Goulbourn									
July 2017	36	0	0	0	0	12	0	0	48
July 2016	11	4	7	0	0	0	0	0	22
West Carleton									
July 2017	9	2	0	0	0	0	0	0	11
July 2016	2	2	4	0	0	0	0	0	8
Rideau									
July 2017	22	0	0	0	0	0	0	0	22
July 2016	2	0	0	0	0	12	0	0	14
Osgoode									
July 2017	7	0	0	0	0	0	0	0	7
July 2016	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
July 2017	19	2	4	0	0	12	0	0	37
July 2016	15	0	0	0	0	0	0	0	15
Russell Township									
July 2017	9	2	0	0	0	0	0	0	11
July 2016	9	4	13	0	0	0	0	0	26
Ottawa-Gatineau CMA (Ontario portion)									
July 2017	214	16	134	0	0	36	0	402	802
July 2016	160	28	132	0	8	45	3	35	411

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
July 2017	1,194	136	1,238	0	8	1,838	51	1,496	5,961
July 2016	1,102	130	1,117	0	39	1,263	68	836	4,555
Ottawa, Vanier, Rockcliffe									
July 2017	134	70	84	0	8	1,496	17	1,010	2,819
July 2016	80	64	47	0	0	968	28	718	1,905
Nepean inside greenbelt									
July 2017	22	2	0	0	0	60	0	0	84
July 2016	13	0	0	0	0	60	0	0	73
Nepean outside greenbelt									
July 2017	224	20	282	0	0	108	16	30	680
July 2016	257	34	332	0	0	122	40	62	847
Gloucester inside greenbelt									
July 2017	5	0	0	0	0	0	0	270	275
July 2016	3	0	0	0	0	0	0	22	25
Gloucester outside greenbelt									
July 2017	170	10	230	0	0	52	18	0	480
July 2016	130	4	232	0	31	22	0	28	447
Kanata									
July 2017	208	2	210	0	0	28	0	184	632
July 2016	268	0	170	0	0	43	0	0	481
Cumberland									
July 2017	87	4	199	0	0	12	0	0	302
July 2016	148	6	179	0	8	0	0	0	341
Goulbourn									
July 2017	146	16	205	0	0	70	0	0	437
July 2016	108	20	146	0	0	24	0	6	304
West Carleton									
July 2017	31	2	8	0	0	0	0	1	42
July 2016	23	2	11	0	0	0	0	0	36
Rideau									
July 2017	129	10	20	0	0	12	0	1	172
July 2016	36	0	0	0	0	24	0	0	60
Osgoode									
July 2017	38	0	0	0	0	0	0	0	38
July 2016	36	0	0	0	0	0	0	0	36
Clarence-Rockland City									
July 2017	43	8	16	0	0	44	0	24	135
July 2016	44	0	6	0	0	0	0	0	50
Russell Township									
July 2017	49	14	4	0	0	0	0	51	118
July 2016	34	10	21	0	0	28	0	0	93
Ottawa-Gatineau CMA (Ontario portion)									
July 2017	1,286	158	1,258	0	8	1,882	51	1,571	6,214
July 2016	1,180	140	1,144	0	39	1,291	68	836	4,698

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
July 2017	201	27	150	0	12	99	22	15	526
July 2016	151	14	171	0	4	0	8	14	362
Ottawa, Vanier, Rockcliffe									
July 2017	7	12	3	0	0	38	12	6	78
July 2016	10	4	3	0	0	0	8	14	39
Nepean inside greenbelt									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
July 2017	72	7	64	0	0	19	10	9	181
July 2016	17	0	48	0	0	0	0	0	65
Gloucester inside greenbelt									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
July 2017	30	0	37	0	12	0	0	0	79
July 2016	26	4	33	0	4	0	0	0	67
Kanata									
July 2017	38	0	22	0	0	42	0	0	102
July 2016	42	0	42	0	0	0	0	0	84
Cumberland									
July 2017	6	6	24	0	0	0	0	0	36
July 2016	14	4	36	0	0	0	0	0	54
Goulbourn									
July 2017	22	2	0	0	0	0	0	0	24
July 2016	28	2	9	0	0	0	0	0	39
West Carleton									
July 2017	3	0	0	0	0	0	0	0	3
July 2016	3	0	0	0	0	0	0	0	3
Rideau									
July 2017	17	0	0	0	0	0	0	0	17
July 2016	5	0	0	0	0	0	0	0	5
Osgoode									
July 2017	6	0	0	0	0	0	0	0	6
July 2016	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
July 2017	7	0	0	0	0	0	0	0	7
July 2016	4	0	0	0	0	0	0	0	4
Russell Township									
July 2017	1	0	0	0	0	0	0	0	1
July 2016	8	2	0	0	0	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
July 2017	209	27	150	0	12	99	22	15	534
July 2016	163	16	171	0	4	0	8	14	376

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
July 2017	91	23	136	0	9	414	n/a	n/a	673
July 2016	101	21	175	0	4	538	n/a	n/a	839
Ottawa, Vanier, Rockcliffe									
July 2017	2	9	5	0	2	310	n/a	n/a	328
July 2016	4	11	1	0	2	391	n/a	n/a	409
Nepean inside greenbelt									
July 2017	0	0	0	0	0	35	n/a	n/a	35
July 2016	0	0	0	0	0	50	n/a	n/a	50
Nepean outside greenbelt									
July 2017	11	4	20	0	0	28	n/a	n/a	63
July 2016	15	5	55	0	0	25	n/a	n/a	100
Gloucester inside greenbelt									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
July 2017	24	2	57	0	7	16	n/a	n/a	106
July 2016	30	0	61	0	2	42	n/a	n/a	135
Kanata									
July 2017	15	1	11	0	0	15	n/a	n/a	42
July 2016	24	0	27	0	0	2	n/a	n/a	53
Cumberland									
July 2017	10	1	14	0	0	9	n/a	n/a	34
July 2016	7	0	18	0	0	18	n/a	n/a	43
Goulbourn									
July 2017	20	5	22	0	0	1	n/a	n/a	48
July 2016	20	5	13	0	0	7	n/a	n/a	45
West Carleton									
July 2017	0	1	0	0	0	0	n/a	n/a	1
July 2016	0	0	0	0	0	0	n/a	n/a	0
Rideau									
July 2017	8	0	7	0	0	0	n/a	n/a	15
July 2016	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
July 2017	1	0	0	0	0	0	n/a	n/a	1
July 2016	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
July 2017	7	0	6	0	0	0	n/a	n/a	13
July 2016	5	0	3	0	0	0	n/a	n/a	8
Russell Township									
July 2017	10	2	0	0	0	11	n/a	n/a	23
July 2016	13	6	1	0	0	2	n/a	n/a	22
Ottawa-Gatineau CMA (Ontario portion)									
July 2017	108	25	142	0	9	425	n/a	n/a	709
July 2016	119	27	179	0	4	540	n/a	n/a	869

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
July 2017	199	26	152	0	9	66	n/a	n/a	452
July 2016	142	13	159	0	4	31	n/a	n/a	349
Ottawa, Vanier, Rockcliffe									
July 2017	6	9	4	0	0	19	n/a	n/a	38
July 2016	8	2	3	0	0	16	n/a	n/a	29
Nepean inside greenbelt									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
July 2017	72	8	62	0	0	10	n/a	n/a	152
July 2016	17	1	45	0	0	8	n/a	n/a	71
Gloucester inside greenbelt									
July 2017	0	0	0	0	0	2	n/a	n/a	2
July 2016	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
July 2017	30	0	29	0	7	5	n/a	n/a	71
July 2016	21	4	28	0	4	1	n/a	n/a	58
Kanata									
July 2017	38	0	26	0	0	29	n/a	n/a	93
July 2016	40	0	35	0	0	0	n/a	n/a	75
Cumberland									
July 2017	6	6	24	0	2	1	n/a	n/a	39
July 2016	14	4	37	0	0	4	n/a	n/a	59
Goulbourn									
July 2017	22	3	5	0	0	0	n/a	n/a	30
July 2016	28	2	11	0	0	2	n/a	n/a	43
West Carleton									
July 2017	3	0	0	0	0	0	n/a	n/a	3
July 2016	3	0	0	0	0	0	n/a	n/a	3
Rideau									
July 2017	16	0	2	0	0	0	n/a	n/a	18
July 2016	5	0	0	0	0	0	n/a	n/a	5
Osgoode									
July 2017	6	0	0	0	0	0	n/a	n/a	6
July 2016	6	0	0	0	0	0	n/a	n/a	6
Clarence-Rockland City									
July 2017	6	0	0	0	0	0	n/a	n/a	6
July 2016	6	0	0	0	0	0	n/a	n/a	6
Russell Township									
July 2017	1	1	0	0	0	0	n/a	n/a	2
July 2016	11	7	0	0	0	0	n/a	n/a	18
Ottawa-Gatineau CMA (Ontario portion)									
July 2017	206	27	152	0	9	66	n/a	n/a	460
July 2016	159	20	159	0	4	31	n/a	n/a	373

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Ottawa City	186	136	12	24	130	130	426	80	754	370	103.8
Ottawa, Vanier, Rockcliffe	17	16	6	8	24	15	188	68	235	107	119.6
Nepean inside greenbelt	4	4	0	0	0	0	0	0	4	4	0.0
Nepean outside greenbelt	26	25	4	2	55	28	0	0	85	55	54.5
Gloucester inside greenbelt	1	2	0	0	0	0	226	0	227	2	**
Gloucester outside greenbelt	30	18	0	2	4	35	0	0	34	55	-38.2
Kanata	15	28	0	0	43	8	0	0	58	36	61.1
Cumberland	19	27	0	6	4	33	0	0	23	66	-65.2
Goulbourn	36	11	0	4	0	7	12	0	48	22	118.2
West Carleton	9	2	2	2	0	4	0	0	11	8	37.5
Rideau	22	2	0	0	0	0	0	12	22	14	57.1
Osgoode	7	1	0	0	0	0	0	0	7	1	**
Clarence-Rockland City	19	15	2	0	4	0	12	0	37	15	146.7
Russell Township	9	9	2	4	0	10	0	3	11	26	-57.7
Ottawa-Gatineau CMA (Ontario Portion)	214	160	16	28	134	140	438	83	802	411	95.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	1,046	901	97	100	825	886	1,636	525	3,604	2,412	49.4
Ottawa, Vanier, Rockcliffe	102	44	39	50	50	29	1,134	325	1,325	448	195.8
Nepean inside greenbelt	9	10	2	0	0	0	0	0	11	10	10.0
Nepean outside greenbelt	198	197	10	18	170	267	56	81	434	563	-22.9
Gloucester inside greenbelt	3	2	0	0	0	0	248	22	251	24	**
Gloucester outside greenbelt	173	135	12	4	164	216	40	12	389	367	6.0
Kanata	199	193	2	0	78	136	93	43	372	372	0.0
Cumberland	80	148	10	10	201	156	12	0	303	314	-3.5
Goulbourn	139	105	16	16	148	75	46	18	349	214	63.1
West Carleton	22	11	2	2	4	7	0	0	28	20	40.0
Rideau	96	29	2	0	10	0	7	24	115	53	117.0
Osgoode	25	27	2	0	0	0	0	0	27	27	0.0
Clarence-Rockland City	55	53	6	0	16	9	68	0	145	62	133.9
Russell Township	53	45	16	12	4	18	51	31	124	106	17.0
Ottawa-Gatineau CMA (Ontario Portion)	1,154	999	119	112	845	913	1,755	556	3,873	2,580	50.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Ottawa City	130	127	0	3	24	45	402	35
Ottawa, Vanier, Rockcliffe	24	12	0	3	12	33	176	35
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	55	28	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	226	0
Gloucester outside greenbelt	4	35	0	0	0	0	0	0
Kanata	43	8	0	0	0	0	0	0
Cumberland	4	33	0	0	0	0	0	0
Goulbourn	0	7	0	0	12	0	0	0
West Carleton	0	4	0	0	0	0	0	0
Rideau	0	0	0	0	0	12	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	0	0	0	12	0	0	0
Russell Township	0	10	0	0	0	3	0	0
Ottawa-Gatineau CMA (Ontario Portion)	134	137	0	3	36	48	402	35

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	825	835	0	51	715	361	921	164
Ottawa, Vanier, Rockcliffe	50	18	0	11	553	251	581	74
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	170	227	0	40	44	19	12	62
Gloucester inside greenbelt	0	0	0	0	0	0	248	22
Gloucester outside greenbelt	164	216	0	0	40	12	0	0
Kanata	78	136	0	0	14	43	79	0
Cumberland	201	156	0	0	12	0	0	0
Goulbourn	148	75	0	0	46	12	0	6
West Carleton	4	7	0	0	0	0	0	0
Rideau	10	0	0	0	6	24	1	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	16	9	0	0	44	0	24	0
Russell Township	4	18	0	0	0	31	51	0
Ottawa-Gatineau CMA (Ontario Portion)	845	862	0	51	759	392	996	164

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Ottawa City	328	279	24	53	402	38	754	370
Ottawa, Vanier, Rockcliffe	47	36	12	33	176	38	235	107
Nepean inside greenbelt	4	4	0	0	0	0	4	4
Nepean outside greenbelt	85	55	0	0	0	0	85	55
Gloucester inside greenbelt	1	2	0	0	226	0	227	2
Gloucester outside greenbelt	34	55	0	0	0	0	34	55
Kanata	58	36	0	0	0	0	58	36
Cumberland	23	58	0	8	0	0	23	66
Goulbourn	36	22	12	0	0	0	48	22
West Carleton	11	8	0	0	0	0	11	8
Rideau	22	2	0	12	0	0	22	14
Osgoode	7	1	0	0	0	0	7	1
Clarence-Rockland City	25	15	12	0	0	0	37	15
Russell Township	11	26	0	0	0	0	11	26
Ottawa-Gatineau CMA (Ontario Portion)	364	320	36	53	402	38	802	411

Table 2.5: Starts by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	1,967	1,794	709	393	928	225	3,604	2,412
Ottawa, Vanier, Rockcliffe	186	102	553	251	586	95	1,325	448
Nepean inside greenbelt	11	10	0	0	0	0	11	10
Nepean outside greenbelt	378	442	44	19	12	102	434	563
Gloucester inside greenbelt	3	2	0	0	248	22	251	24
Gloucester outside greenbelt	347	331	40	36	2	0	389	367
Kanata	279	329	14	43	79	0	372	372
Cumberland	291	306	12	8	0	0	303	314
Goulbourn	303	196	46	12	0	6	349	214
West Carleton	28	20	0	0	0	0	28	20
Rideau	114	29	0	24	1	0	115	53
Osgoode	27	27	0	0	0	0	27	27
Clarence-Rockland City	77	62	44	0	24	0	145	62
Russell Township	73	78	0	28	51	0	124	106
Ottawa-Gatineau CMA (Ontario Portion)	2,117	1,934	753	421	1,003	225	3,873	2,580

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Ottawa City	201	151	39	16	172	181	114	14	526	362	45.3
Ottawa, Vanier, Rockcliffe	7	10	24	6	3	9	44	14	78	39	100.0
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	72	17	7	0	74	48	28	0	181	65	178.5
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	30	26	0	4	49	37	0	0	79	67	17.9
Kanata	38	42	0	0	22	42	42	0	102	84	21.4
Cumberland	6	14	6	4	24	36	0	0	36	54	-33.3
Goulbourn	22	28	2	2	0	9	0	0	24	39	-38.5
West Carleton	3	3	0	0	0	0	0	0	3	3	0.0
Rideau	17	5	0	0	0	0	0	0	17	5	**
Osgoode	6	6	0	0	0	0	0	0	6	6	0.0
Clarence-Rockland City	7	4	0	0	0	0	0	0	7	4	75.0
Russell Township	1	8	0	2	0	0	0	0	1	10	-90.0
Ottawa-Gatineau CMA (Ontario Portion)	209	163	39	18	172	181	114	14	534	376	42.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	1,071	1,051	131	74	1,019	880	578	672	2,799	2,677	4.6
Ottawa, Vanier, Rockcliffe	43	43	48	34	26	19	328	473	445	569	-21.8
Nepean inside greenbelt	11	6	0	0	0	0	0	0	11	6	83.3
Nepean outside greenbelt	237	170	25	16	344	259	150	47	756	492	53.7
Gloucester inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Gloucester outside greenbelt	117	171	8	6	183	195	36	52	344	424	-18.9
Kanata	285	287	2	0	178	272	42	12	507	571	-11.2
Cumberland	122	96	12	4	176	87	22	76	332	263	26.2
Goulbourn	113	200	26	14	83	44	0	12	222	270	-17.8
West Carleton	23	15	4	0	8	4	0	0	35	19	84.2
Rideau	77	24	4	0	21	0	0	0	102	24	**
Osgoode	43	37	2	0	0	0	0	0	45	37	21.6
Clarence-Rockland City	52	37	0	0	4	3	0	20	56	60	-6.7
Russell Township	36	42	18	14	10	6	28	0	92	62	48.4
Ottawa-Gatineau CMA (Ontario Portion)	1,159	1,130	149	88	1,033	889	606	692	2,947	2,799	5.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Ottawa City	162	175	10	6	99	0	15	14
Ottawa, Vanier, Rockcliffe	3	3	0	6	38	0	6	14
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	64	48	10	0	19	0	9	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	49	37	0	0	0	0	0	0
Kanata	22	42	0	0	42	0	0	0
Cumberland	24	36	0	0	0	0	0	0
Goulbourn	0	9	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	162	175	10	6	99	0	15	14

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	969	874	50	6	241	572	337	100
Ottawa, Vanier, Rockcliffe	16	13	10	6	62	373	266	100
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	312	259	32	0	79	47	71	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	175	195	8	0	36	52	0	0
Kanata	178	272	0	0	42	12	0	0
Cumberland	176	87	0	0	22	76	0	0
Goulbourn	83	44	0	0	0	12	0	0
West Carleton	8	4	0	0	0	0	0	0
Rideau	21	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	3	0	0	0	0	0	20
Russell Township	10	6	0	0	28	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	983	883	50	6	269	572	337	120

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Ottawa City	378	336	111	4	37	22	526	362
Ottawa, Vanier, Rockcliffe	22	17	38	0	18	22	78	39
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	143	65	19	0	19	0	181	65
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	67	63	12	4	0	0	79	67
Kanata	60	84	42	0	0	0	102	84
Cumberland	36	54	0	0	0	0	36	54
Goulbourn	24	39	0	0	0	0	24	39
West Carleton	3	3	0	0	0	0	3	3
Rideau	17	5	0	0	0	0	17	5
Osgoode	6	6	0	0	0	0	6	6
Clarence-Rockland City	7	4	0	0	0	0	7	4
Russell Township	1	10	0	0	0	0	1	10
Ottawa-Gatineau CMA (Ontario Portion)	386	350	111	4	37	22	534	376

Table 3.5: Completions by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	2,111	1,978	269	580	419	119	2,799	2,677
Ottawa, Vanier, Rockcliffe	75	77	62	373	308	119	445	569
Nepean inside greenbelt	11	6	0	0	0	0	11	6
Nepean outside greenbelt	574	445	79	47	103	0	756	492
Gloucester inside greenbelt	0	2	0	0	0	0	0	2
Gloucester outside greenbelt	288	364	48	60	8	0	344	424
Kanata	465	559	42	12	0	0	507	571
Cumberland	294	187	38	76	0	0	332	263
Goulbourn	222	258	0	12	0	0	222	270
West Carleton	35	19	0	0	0	0	35	19
Rideau	102	24	0	0	0	0	102	24
Osgoode	45	37	0	0	0	0	45	37
Clarence-Rockland City	56	40	0	0	0	20	56	60
Russell Township	58	62	34	0	0	0	92	62
Ottawa-Gatineau CMA (Ontario Portion)	2,225	2,080	303	580	419	139	2,947	2,799

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
July 2017	5	2.8	48	27.3	59	33.5	16	9.1	48	27.3	176	515,000	529,612
July 2016	0	0.0	24	19.8	46	38.0	14	11.6	37	30.6	121	535,000	553,045
Year-to-date 2017	20	2.2	316	34.4	271	29.5	97	10.6	214	23.3	918	500,000	522,992
Year-to-date 2016	5	0.6	328	37.2	316	35.9	80	9.1	152	17.3	881	490,000	515,401
Ottawa, Vanier, Rockcliffe													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Year-to-date 2016	1	11.1	0	0.0	0	0.0	0	0.0	8	88.9	9	-	-
Nepean inside greenbelt													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nepean outside greenbelt													
July 2017	2	2.8	23	32.4	28	39.4	4	5.6	14	19.7	71	-	502,606
July 2016	0	0.0	5	33.3	6	40.0	1	6.7	3	20.0	15	-	-
Year-to-date 2017	2	0.9	82	34.9	81	34.5	28	11.9	42	17.9	235	515,000	506,963
Year-to-date 2016	2	1.2	64	39.5	53	32.7	21	13.0	22	13.6	162	-	500,858
Gloucester inside greenbelt													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
July 2017	0	0.0	1	3.6	8	28.6	6	21.4	13	46.4	28	600,000	573,260
July 2016	0	0.0	1	5.0	9	45.0	1	5.0	9	45.0	20	-	576,833
Year-to-date 2017	0	0.0	7	6.3	42	37.8	28	25.2	34	30.6	111	585,000	551,597
Year-to-date 2016	1	0.7	44	29.5	59	39.6	16	10.7	29	19.5	149	560,000	517,520
Kanata													
July 2017	0	0.0	13	34.2	11	28.9	3	7.9	11	28.9	38	-	540,827
July 2016	0	0.0	6	15.4	9	23.1	8	20.5	16	41.0	39	-	571,904
Year-to-date 2017	1	0.3	110	38.5	71	24.8	24	8.4	80	28.0	286	475,000	529,396
Year-to-date 2016	0	0.0	105	37.6	78	28.0	25	9.0	71	25.4	279	-	571,904
Cumberland													
July 2017	0	0.0	5	83.3	0	0.0	0	0.0	1	16.7	6	-	-
July 2016	0	0.0	4	30.8	6	46.2	3	23.1	0	0.0	13	-	489,991
Year-to-date 2017	1	0.9	68	61.8	30	27.3	3	2.7	8	7.3	110	415,000	442,068
Year-to-date 2016	1	1.1	41	46.6	37	42.0	8	9.1	1	1.1	88	-	489,991
Goulbourn													
July 2017	0	0.0	4	19.0	9	42.9	3	14.3	5	23.8	21	-	542,268
July 2016	0	0.0	8	32.0	13	52.0	0	0.0	4	16.0	25	-	516,746
Year-to-date 2017	1	1.0	34	34.0	37	37.0	12	12.0	16	16.0	100	545,000	500,209
Year-to-date 2016	0	0.0	73	41.7	84	48.0	7	4.0	11	6.3	175	-	516,746

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Rideau													
July 2017	3	25.0	2	16.7	3	25.0	0	0.0	4	33.3	12	-	383,393
July 2016	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Year-to-date 2017	15	30.0	12	24.0	5	10.0	2	4.0	16	32.0	50	-	479,759
Year-to-date 2016	0	0.0	0	0.0	3	37.5	3	37.5	2	25.0	8	-	-
Osgoode													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Year-to-date 2017	0	0.0	3	25.0	5	41.7	0	0.0	4	33.3	12	-	-
Year-to-date 2016	0	0.0	1	11.1	1	11.1	0	0.0	7	77.8	9	-	-
Clarence-Rockland City													
July 2017	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	-	-
July 2016	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	-	338,340
Year-to-date 2017	16	45.7	19	54.3	0	0.0	0	0.0	0	0.0	35	365,000	355,162
Year-to-date 2016	4	23.5	12	70.6	1	5.9	0	0.0	0	0.0	17	-	338,340
Russell Township													
July 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
July 2016	2	18.2	9	81.8	0	0.0	0	0.0	0	0.0	11	-	379,357
Year-to-date 2017	6	17.6	23	67.6	5	14.7	0	0.0	0	0.0	34	-	383,418
Year-to-date 2016	7	18.4	30	78.9	1	2.6	0	0.0	0	0.0	38	-	379,357
Ottawa-Gatineau CMA (Ontario portion)													
July 2017	9	4.9	51	27.9	59	32.2	16	8.7	48	26.2	183	510,000	523,050
July 2016	6	4.3	35	25.4	46	33.3	14	10.1	37	26.8	138	520,000	529,865
Year-to-date 2017	42	4.3	358	36.3	276	28.0	97	9.8	214	21.7	987	480,000	510,327
Year-to-date 2016	16	1.7	370	39.5	318	34.0	80	8.5	152	16.2	936	470,000	500,191

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2017

Submarket	July 2017	July 2016	% Change	YTD 2017	YTD 2016	% Change
Ottawa City	529,612	553,045	-4.2	522,992	515,401	1.5
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	502,606	-	n/a	506,963	500,858	1.2
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	573,260	576,833	-0.6	551,597	517,520	6.6
Kanata	540,827	571,904	-5.4	529,396	571,904	-7.4
Cumberland	-	489,991	n/a	442,068	489,991	-9.8
Goulbourn	542,268	516,746	4.9	500,209	516,746	-3.2
West Carleton	-	-	n/a	-	-	n/a
Rideau	383,393	-	n/a	479,759	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	-	338,340	n/a	355,162	338,340	5.0
Russell Township	-	379,357	n/a	383,418	379,357	1.1
Ottawa-Gatineau CMA (Ontario Portion)	523,050	529,865	-1.3	510,327	500,191	2.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

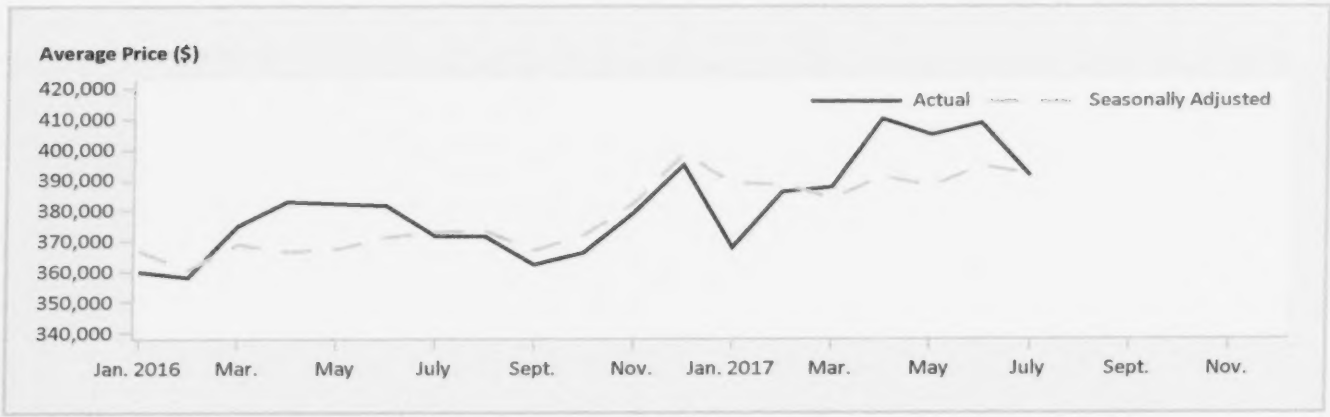


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

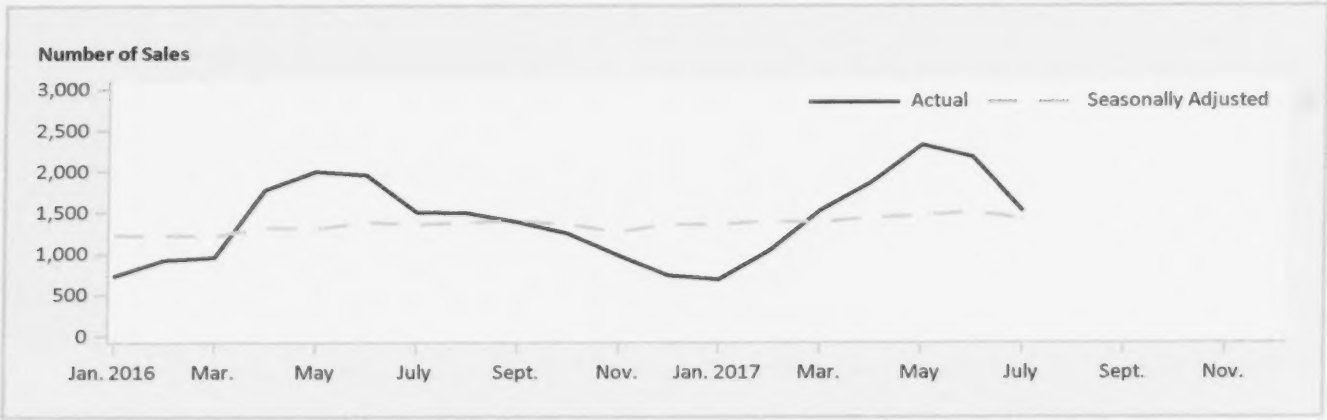
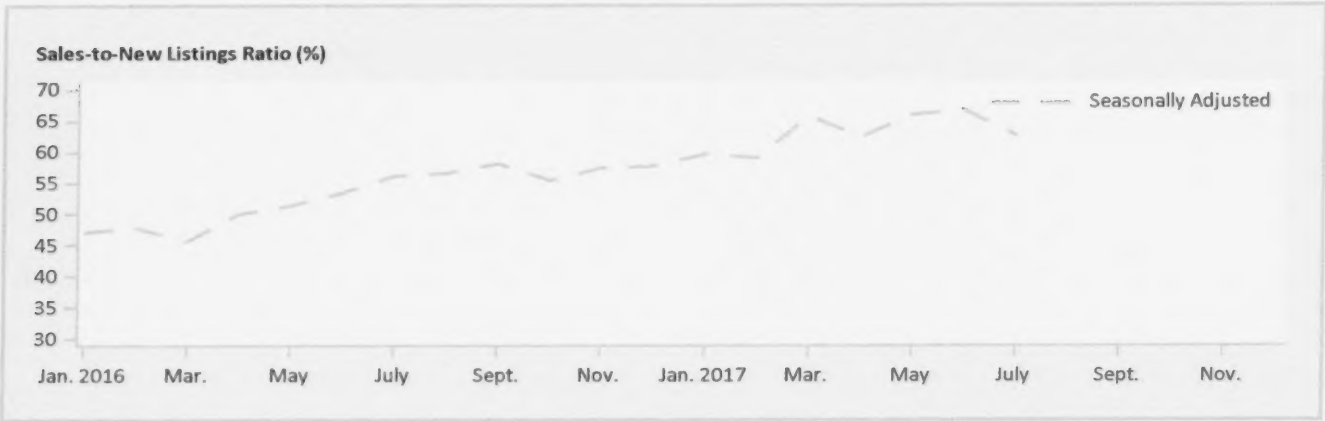


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
July 2017

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.0	126.5	531	6.5	68.4	1,028
	February	561	3.14	4.64	99.0	126.8	537	6.6	69.1	1,048
	March	561	3.14	4.64	98.8	127.5	540	6.8	69.6	1,057
	April	561	3.14	4.64	98.8	128.1	540	6.9	69.6	1,077
	May	561	3.14	4.64	99.0	128.7	542	6.7	69.7	1,090
	June	561	3.14	4.64	99.2	128.8	543	6.6	69.6	1,095
	July	567	3.14	4.74	99.2	128.7	546	6.3	69.6	1,094
	August	567	3.14	4.74	99.2	128.2	545	6.1	69.3	1,094
	September	561	3.14	4.64	99.3	128.4	543	6.0	68.9	1,095
	October	561	3.14	4.64	99.5	128.8	546	5.9	69.1	1,087
	November	561	3.14	4.64	99.7	128.3	546	6.0	69.1	1,086
	December	561	3.14	4.64	100.0	128.1	546	6.1	69.1	1,094
2017	January	561	3.14	4.64	100.1	128.9	550	5.7	69.2	1,094
	February	561	3.14	4.64	100.2	129.3	553	5.1	69.1	1,084
	March	561	3.14	4.64	100.8	129.5	553	5.0	68.9	1,080
	April	561	3.14	4.64	101.1	130.2	550	5.1	68.5	1,090
	May	561	3.14	4.64	101.5	130.0	546	5.8	68.5	1,106
	June	561	3.14	4.64	102.4	130.1	546	6.1	68.6	1,114
	July	573	3.14	4.84		130.0	542	6.5	68.2	1,120
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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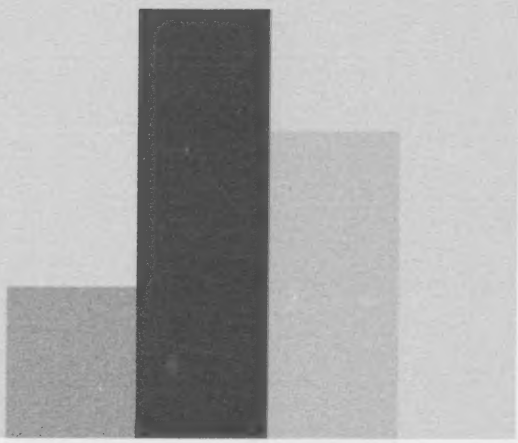

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